

A-1 to R-3AC  
118.67 Ac.

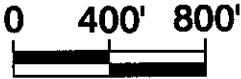
**ASO District**  
Parcels or portions thereof which are within the ASO Airport Safety Overlay District as described on this Section sheet are subject to the regulations in Section 22-92.2 of Chapter of the County Code.

140-A- 9 & 10 PT. OF 1

SINGLE - FAMILY RESIDENTIAL

FAIRFIELD DISTRICT

**C-19C-97**



HENRICO COUNTY PLANNING OFFICE

®<sub>A</sub>



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

June 27, 1997

Re: Conditional Rezoning Case C-19C-97

Mr. Herbert E. Fitzgerald, III  
RVG Development Co., LLC  
5407 Patterson Ave., Suite 100  
Richmond, VA 23226

Gentlemen:

The Board of Supervisors at its meeting on June 25, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Part of Parcel 140-A-1, and Parcels 140-A-9 and 10, described as follows:

**Parcel A:**

Beginning at a point where the W. line of Sandy Lane meets the northern line of Creighton Road; thence from said point of beginning along the N. line of Creighton Road S. 39° 51' 30" W., 531.63' to a point; thence continuing along the N. line of Creighton Road S. 33° 01' 10" W., 385.05' to a point; thence leaving Creighton Road and running along the northern line of the Virginia Power Easement S. 74° 46' 25" W., 1188.19' to a point; thence along a curve to the right having a radius of 1860.08', 907.92' to a point; thence N. 77° 15' 35" W., 130.91' to a point on the N. line of the Virginia Power Easement; thence N. 26° 18' 41" E., 389.77' to a point; thence N. 24° 53' 19" W., 202.42' to a point; thence N. 59° 37' 20" E., 714.27' to a point; thence N. 86° 13' 20" E., 716.11' to a point; thence N. 59° 34' 10" E., 477.43' to a point; thence N. 23° 49' 55" E., 323.20' to a point; thence S. 61° 46' 40" E., 866.45' to a point in the W. line of Sandy Lane; thence along Sandy Lane S. 01° 01' 10" W., 35.5' to the point of beginning which is the intersection of the west line of Sandy Lane and the north line of Creighton Road, containing 49.67 acres.

**Parcel B:**

Commencing at a point where the west line of Sandy Lane intersects the northern line of Creighton Road; thence N. 01° 01' 10" E., 35.5'; thence N. 61° 46' 40" E., 866.45' to the point of beginning; thence from said point of beginning S. 23° 49' 55" W., 323.20' to a point; thence S. 59° 34' 10" W., 477.43' to a point; thence S. 86° 13' 20" W., 716.11' to a point; thence S. 59° 37' 20" W., 714.27' to a point; thence N. 10° 32' 23" W., 474.55' to a point; thence N. 80° 52' 00" E., 20' (+/-) to the center line of Stony Run Branch; thence along the center line of Stony Run Branch in a northerly direction, 950' (+/-) to a point; thence N. 63° 50' 20" E.,

1740' (+/-) to a point; thence N. 66° 58' 40" E., 179.90' to a point; thence N. 59° 28' 30" E., 577.58' to a point in the west line of Sandy Lane; thence along the west line of Sandy Lane S. 17° 05' 35" E., 89.46' to a point; thence leaving Sandy Lane S. 18° 13' 20" W., 1458.89' to a point; thence S. 61° 46' 40 " E., 200.00' to the point and place of beginning, containing 69 (+/-) acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Protective Covenants - Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the property covered by said subdivision plat (other than for the dedication of easements, roads or utilities,) there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of all property within the subdivision. These covenants shall include provisions establishing an architectural review process for all homes in the community.
2. House Size - The minimum square footage for the finished floor area for each dwelling constructed on the property shall be 1,300 for one story and cape cod houses and 1,600 for two story houses. Only two story houses shall be permitted on lots developed on Parcel A-1, as identified on the Rezoning Plat. The number of one story and cape cod houses permitted in the subdivision shall not exceed 50.
3. Exposed portions of the foundations of any dwelling constructed on the property shall be of brick. Any dwelling, however, which has a principal exterior finish made of "dryvit" or similar finish, may have an exterior foundation consisting of "dryvit." All homes shall be built with crawl space foundations unless a basement is constructed.
4. All chimneys shall be brick except on homes with "dryvit" siding, on which the chimney may be "dryvit." No cantilevered chimneys shall be allowed. All direct vent fireplaces shall have foundation where exposed, and such foundation shall be similar to the house foundation.
5. The number of lots in this subdivision shall not exceed 265.
6. The lakes and a minimum 10' strip surrounding them shall be common area for the benefit of the Glenwood homeowners. Such common area will be maintained by the Glenwood Homeowners Association.
7. Buffers - For purposes of lessening the visual impact and controlling the ingress and egress from the property, a minimum buffer area of fifty (50) feet abutting Creighton Road and ten (10) feet abutting Parcels 140-A-2 and

140A-7A/7B as determined by the approved subdivision plat will be provided. The buffer will consist of any combination of berms, landscaped or natural areas, or fencing, except to the extent required for utilities easements, signage, nature trails, or access to and from public or private right-of-way and other purposes requested and specifically permitted, or required by the Planning Commission at the time of Plan of Development and/or Subdivision review or by any other governmental body or agency. This buffer would be in addition to the minimum yard setback as specified by the zoning ordinance. A landscaping plan shall be submitted to the planning office for review and approval prior to the recordation of the subdivision plat.

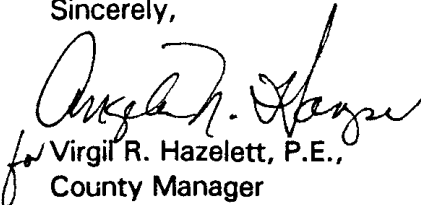
8. Phasing - Building permits for the houses in the Glenwood community will be limited to:

50	by	12/31/98
100	by	12/31/99
150	by	12/31/00
200	by	12/31/01
250	by	12/31/02
265	by	12/31/03

No more than 75 permits shall be issued in any given year.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

  
for Virgil R. Hazelett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Messrs Lawrence E. Young, Jr., Charles F. Young  
& Ms. Vera L. Young